

SECTION 8 **ALTERNATIVE SUBDIVISION DESIGN PROCEDURE**

8.01 General Purpose and Description

This section contains the regulations for alternative subdivision design procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference.

The intent of this section is to provide a procedure for a voluntary alternative development pattern in the SF-4 and SF-5 Residential Zoning Districts, as well as other applicable districts as defined in this ordinance, in order to permit flexibility in building types and subdivision design, and encourage the provision of supporting the Frisco Millennium Plan (Comprehensive Plan) in the development of diverse residential developments under conditions of approved Preliminary and Final Plats.

8.02 Applicable Zoning Districts

The applicable zoning districts in which the alternative subdivision design procedure may be used and the alternative development standards that may be permitted through the use of the procedure shall be as follows:

1. The Alternative Subdivision Design Procedure may be utilized for the following:
 - a. Properties zoned SF-4 and SF-5.
 - b. Properties contained in Planned Developments where SF-4 and SF-5 are permitted and the planned development standards are not in conflict with the standards contained herein. The Alternative Subdivision Design Procedure only applies to portions of Planned Developments that contain SF-4 and SF-5 zoning.
 - c. Properties zoned MF-1 and MF-2 (maximum SF-5 density).
 - d. Properties in a Planned Development where MF-1 or MF-2 are permitted and the development standards are not in conflict with the standards contained herein. The Alternative Subdivision Design Procedure only applies to portions of Planned Developments that contain MF-1 and MF-2 zoning (maximum SF-5 density).
2. The Alternative Subdivision Design procedure may only be applied to properties zoned prior to the adoption of this ordinance.
3. For properties in a Planned Development where there is an approved concept plan showing the design of the subdivision as it is to develop, the Alternative Subdivision Design criteria would **not** apply by right. The Planned Development ordinance must be amended by a public hearing before the Planning & Zoning Commission and City Council to incorporate any changes to the design of the concept plan.
4. This procedure may be used to modify the sizes of some or all of the lots, as described below.

Lots located adjacent to property with an approved, valid preliminary plat must meet minimum lot size standards in accordance with the Required Minimum Lot Area of

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District column in the table below unless the boundary they are adjacent to:

- a. Adjoins a more dense residence district, or;
- b. Is separated by a roadway with 90-feet of right-of-way or greater.

All eligible lots may be modified in size in accordance with the table below.

Zoning District	Required Minimum Lot Area of District	Permitted Minimum Lot Area of eligible of Alternative Subdivision Design Procedure for single-family developments
SF-4	8,500 square-feet	4,500 square-feet
SF-5	7,000 square-feet	2,500 square-feet for Townhome lots and 4,000 square-feet for single-family lots.

Note: Properties zoned Multifamily-1 or Multifamily-2 would develop utilizing the Single Family-5 standards listed above.

8.03 Procedures and standards

1. *Application.* An application for the Alternative Subdivision Design Procedure shall be submitted at the time of Preliminary Plat application. The alternative subdivision design will be reviewed under the provisions outlined in Section 5.01, Preliminary Plat, of the Subdivision Ordinance, as it exists or as amended as well as provisions outlined in this section.
2. *Density Calculations.* The Alternative Subdivision Design Development shall not contain more units than would be permitted under the regulations of the residence district or districts within which the development lies. The net area is determined by the gross area of the development minus the following:
 - a. Land within the 100-year floodplain elevation (excluding reclamation);
 - b. Areas located within the Waters of the U.S., as defined by the U.S. Army Corps of Engineers;
 - c. Land that is utilized for right-of-way of minor, major and highway/Tollway thoroughfares as indicated on the City's Thoroughfare Plan;
 - d. Land that is utilized for major utility easements;
 - e. Land for public parks;
 - f. Land required for screening of lots backing to thoroughfares;
 - g. Cemeteries; or
 - h. Other lands determined undevelopable by any other City ordinance, present or future.

For density calculations, the following ratio shall be used:

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Zoning	Dwelling Units per Acre
SF-4	3.38
SF-5	4.11

3. *Open space standards.*

A. Alternative Subdivision Design Developments may incorporate an open space element into the subdivision design. The open space areas shall provide opportunities to preserve the following natural features of the land:

1. Bodies of water;
2. Additional Ecological buffers including around creek(s), tributary(ies), wetland(s) and sensitive wildlife habitat(s);
3. Historic, cultural, and archaeological sites;
4. Ridges and topographic features;
5. Viewsheds and view corridors;
6. Greenways for connecting Green Space areas;
7. Restored prairies, fields, meadows, and riparian habitats;
8. Existing agricultural areas such as community gardens, hayfields, orchards, pastures and paddocks, excluding new commercial livestock operations.

B. Open Space Development Standards

1. No open space areas shall be less than one-acre in size, except for areas specifically designed as village greens or trail links.
2. Open space areas should be contiguous and with a configuration that does not fragment the open space into remnant parcels which are not usable for activity, and which impede the function of natural systems. Non-contiguous open space areas (i.e. village greens) may be allowed, granted each area is linked by trails, pedestrian paths, or sidewalks.
3. Where applicable, open space areas should be connected to similar facilities off site, such as other open space areas, parks, and trails.
4. Open space areas, village greens and other common areas shall be designated as such on the final plat, and will be permanently protected from further subdivision and development. This shall be stated on the filed plat.
5. Open space shall be evenly distributed within each phase of the development, unless unique site characteristics exist on the property or as otherwise approved in a Development Agreement.
6. When fencing is used on residential lots adjacent to designated open space areas, fencing shall be open fencing such as wrought iron or other ornamental fencing. Chain-link fencing or similar is prohibited. Fence height shall be a maximum of six (6) feet.
7. Residential streets: Whenever possible, streets with "T" intersection should terminate at open space areas to maximize view corridor from the street.
9. Minimum width: The widths of Open Space areas, greenways and buffers should vary. At a minimum the width should be sufficient to

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accommodate a path, given the existing terrain, the center of which is at least 25-feet from any property line.

10. Orientation of homes to Open Space: Alternative Subdivision Design developments should be designed so that no more than 50% of adjacent lots may back to or side open space.
11. Open space areas should be designed so that all areas are visible from a public/private street(s).
12. The Planning & Zoning Commission and/or City Council may prohibit the creation of any common open space area if it is determined that such area would be a security or safety concern, difficult to maintain, or an unreasonable financial burden to the homeowners association.

C. Specifications for Village Greens and other open space areas.

1. Village Greens must be a minimum of 10,000 square feet.
 2. Village Greens must have a minimum dimension of 50-feet.
 3. Village Greens must be bound by a minimum of three streets.
 4. Adjacent structures must front the Village Green on at least three sides.
 5. Village Greens must have edges defined by trees and street furnishings (i.e. park benches, etc.).
4. *Townhomes.* The Alternative Subdivision Design Procedure may authorize a limited amount of townhome units within single-family zoning districts. Townhomes shall be developed around or within 1,200-feet of a village green or other open space area as defined in this ordinance. Developments incorporating Townhomes must provide a minimum of 15% open space based on the land area being developed as Townhome. Townhomes shall not exceed 10% of the total units towards the overall density calculations. Townhomes are prohibited on property zoned SF-4 and Planned Development SF-4. The maximum number of units permitted shall be calculated as established in Section 8.03 (2) of this Ordinance.
5. *Large Lots.* The Alternative Subdivision Design Procedure shall require developments to convey 10% of the gross allowable units as 10,000 square feet or larger in size. The maximum number of units permitted shall be calculated as established in Section 8.03(2) of this Ordinance. The requirement for Large Lots shall not apply to properties zoned Multifamily-1, Multifamily-2, Planned Development Multifamily-1, or Planned Development Multifamily-2.
6. *Minimum Dwelling Unit Size.* The Alternative Subdivision Design Procedure may also allow a reduced minimum dwelling unit size. Dwelling unit (DU) size may be reduced in accordance with the table below.

Zoning District	Minimum DU Size	Reduced DU Size
SF-4	1,800 square feet	1,600 square feet
SF-5	1,800 square feet	1,600 square feet for single-family and 1,000 square-feet for townhomes

8.04 Development Agreement Required

A Development Agreement would be required for multi-phased developments that do not evenly distribute open space, large lots or other elements throughout each phase of the development. The Development Agreement shall be approved by City Council and filed with the applicable County prior to the filing of the final plat for the initial phase of the development.

8.05 Misrepresentation of facts of any kind shall result in revoking of the preliminary plat or and/or final plat.